## **Rental Property Calculator**

Result

# UNIT B"

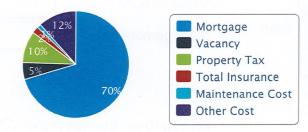
### For the 20 Years Invested

Return (IRR):	<b>12.55%</b> per year
Total Profit when Sold:	\$858,731.37
Cash on Cash Return:	713.94%
Capitalization Rate:	4.98%
Total Rental Income:	\$1,072,127.94
Total Mortgage Payments:	\$582,635.25
Total Expenses:	\$271,390.78
Total Net Operating Income:	\$800,737.16

## First Year Income and Expense

	Monthly	Annual				
Income:	\$3,500.00	\$42,000.00				
Mortgage Pay:	\$2,427.65	\$29,131.76				
Vacancy (5%):	\$175.00	\$2,100.00				
Property Tax:	\$333.33	\$4,000.00				
Total Insurance:	\$66.67	\$800.00				
Maintenance Cost:	\$41.67	\$500.00				
Other Cost:	\$400.00	\$4,800.00				
Cash Flow:	\$55.69	\$668.24				
Net Operating Income (NOI):	\$2,483.33	\$29,800.00				

## First Year Expense Breakdown



#### **Breakdown Over Time**

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End	
							Cash to Receive	Return (IRR)
Begin				-\$120,281				
1.	\$39,900	\$29,132	\$10,100	\$668	0.56%	\$145,477	\$96,128	-19.53%
2.	\$41,097	\$29,132	\$10,403	\$1,562	1.30%	\$172,068	\$121,238	1.32%
3.	\$42,330	\$29,132	\$10,715	\$2,483	2.06%	\$199,585	\$147,230	8.16%
4.	\$43,600	\$29,132	\$11,037	\$3,432	2.85%	\$228,062	\$174,137	11.09%
5.	\$44,908	\$29,132	\$11,368	\$4,408	3.67%	\$257,535	\$201,992	12.49%
6.	\$46,255	\$29,132	\$11,709	\$5,415	4.50%	\$288,040	\$230,830	13.20%
7.	\$47,643	\$29,132	\$12,060	\$6,451	5.36%	\$319,613	\$260,687	13.54%
8.	\$49,072	\$29,132	\$12,422	\$7,518	6.25%	\$352,296	\$291,602	13.68%
9.	\$50,544	\$29,132	\$12,794	\$8,618	7.16%	\$386,127	\$323,612	13.70%

\$52,060	\$29,132	\$13,178	\$9,750	8.11%	\$421,150	\$356,760	13.66%
\$53,622	\$29,132	\$13,574	\$10,917	9.08%	\$457,408	\$391,086	13.58%
\$55,231	\$29,132	\$13,981	\$12,118	10.08%	\$494,947	\$426,635	13.48%
\$56,888	\$29,132	\$14,400	\$13,356	11.10%	\$533,814	\$463,453	13.37%
\$58,594	\$29,132	\$14,832	\$14,631	12.16%	\$574,058	\$501,587	13.24%
\$60,352	\$29,132	\$15,277	\$15,943	13.26%	\$615,731	\$541,085	13.12%
\$62,163	\$29,132	\$15,735	\$17,296	14.38%	\$658,884	\$581,999	13.00%
\$64,028	\$29,132	\$16,208	\$18,688	15.54%	\$703,574	\$624,383	12.88%
\$65,949	\$29,132	\$16,694	\$20,123	16.73%	\$749,858	\$668,290	12.77%
\$67,927	\$29,132	\$17,195	\$21,601	17.96%	\$797,794	\$713,780	12.66%
\$69,965	\$29,132	\$17,710	\$784,033	19.22%	\$847,445	\$760,910	12.55%
\$1,072,128	\$582,635	\$271,391	\$858,731	713.94%	39.38.1,8.06.11		
	\$53,622 \$55,231 \$56,888 \$58,594 \$60,352 \$62,163 \$64,028 \$65,949 \$67,927 \$69,965	\$53,622 \$29,132 \$55,231 \$29,132 \$56,888 \$29,132 \$58,594 \$29,132 \$60,352 \$29,132 \$62,163 \$29,132 \$64,028 \$29,132 \$65,949 \$29,132 \$67,927 \$29,132 \$69,965 \$29,132	\$53,622 \$29,132 \$13,574 \$55,231 \$29,132 \$13,981 \$56,888 \$29,132 \$14,400 \$58,594 \$29,132 \$14,832 \$60,352 \$29,132 \$15,277 \$62,163 \$29,132 \$15,735 \$64,028 \$29,132 \$16,208 \$65,949 \$29,132 \$16,694 \$67,927 \$29,132 \$17,195 \$69,965 \$29,132 \$17,710	\$53,622 \$29,132 \$13,574 \$10,917 \$55,231 \$29,132 \$13,981 \$12,118 \$56,888 \$29,132 \$14,400 \$13,356 \$58,594 \$29,132 \$14,832 \$14,631 \$60,352 \$29,132 \$15,277 \$15,943 \$62,163 \$29,132 \$15,735 \$17,296 \$64,028 \$29,132 \$16,208 \$18,688 \$65,949 \$29,132 \$16,694 \$20,123 \$67,927 \$29,132 \$17,195 \$21,601 \$69,965 \$29,132 \$17,710 \$784,033	\$53,622 \$29,132 \$13,574 \$10,917 9.08% \$55,231 \$29,132 \$13,981 \$12,118 10.08% \$56,888 \$29,132 \$14,400 \$13,356 11.10% \$58,594 \$29,132 \$14,832 \$14,631 12.16% \$60,352 \$29,132 \$15,277 \$15,943 13.26% \$62,163 \$29,132 \$15,735 \$17,296 14.38% \$64,028 \$29,132 \$16,208 \$18,688 15.54% \$65,949 \$29,132 \$16,694 \$20,123 16.73% \$67,927 \$29,132 \$17,195 \$21,601 17.96% \$69,965 \$29,132 \$17,710 \$784,033 19.22%	\$53,622 \$29,132 \$13,574 \$10,917 9.08% \$457,408 \$55,231 \$29,132 \$13,981 \$12,118 10.08% \$494,947 \$56,888 \$29,132 \$14,400 \$13,356 11.10% \$533,814 \$58,594 \$29,132 \$14,832 \$14,631 12.16% \$574,058 \$60,352 \$29,132 \$15,277 \$15,943 13.26% \$615,731 \$62,163 \$29,132 \$15,735 \$17,296 14.38% \$658,884 \$64,028 \$29,132 \$16,208 \$18,688 15.54% \$703,574 \$65,949 \$29,132 \$16,694 \$20,123 16.73% \$749,858 \$67,927 \$29,132 \$17,195 \$21,601 17.96% \$797,794 \$69,965 \$29,132 \$17,710 \$784,033 19.22% \$847,445	\$53,622 \$29,132 \$13,574 \$10,917 9.08% \$457,408 \$391,086 \$55,231 \$29,132 \$13,981 \$12,118 10.08% \$494,947 \$426,635 \$56,888 \$29,132 \$14,400 \$13,356 11.10% \$533,814 \$463,453 \$58,594 \$29,132 \$14,832 \$14,631 12.16% \$574,058 \$501,587 \$60,352 \$29,132 \$15,277 \$15,943 13.26% \$615,731 \$541,085 \$62,163 \$29,132 \$15,735 \$17,296 14.38% \$658,884 \$581,999 \$64,028 \$29,132 \$16,208 \$18,688 15.54% \$703,574 \$624,383 \$65,949 \$29,132 \$16,694 \$20,123 16.73% \$749,858 \$668,290 \$67,927 \$29,132 \$17,195 \$21,601 17.96% \$797,794 \$713,780 \$69,965 \$29,132 \$17,710 \$784,033 19.22% \$847,445 \$760,910

Purchase			Income					
Purchase Price	598904	a ront			Annual Increase			
Use Loan? O Yes	O No		Monthly Rent	3500	3			
Down Payment	20		Other Monthly Income	0	3			
Interest Rate	4.5		Vacancy Rate	5				
Loan Term	30	Years	Management Fee	0				
Closing Cost	500							
Need Repairs?	Need Repairs? O Yes O No Sell							
			Do You Know the Sell F	Do You Know the Sell Price? O Yes O No				
Recurring Operating Expenses		Value Appreciation	3	Per Year				
	Annual	Annual Increase	Holding Length	20	Years			
Property Tax	4000	3	no risco		Tours			
Total Insurance	800	3	Cost to Sell	8				
HOA Fee	0	3	Calculate	Clear				
Maintenance	500	3	360   100					
Other Costs	4800	3						
			BO. 11 (16 9 2 1 2 1 3 1 3 1					